BOULDER CREEK COMMONS ANNEXATION MAP LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF SECTION 3, Notes: TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., 1) FIRST AMERICAN HERITAGE TITLE COMPANY COMMITMENT NUMBER 254-H0172321-043-ADL, DATED JUNE 6, 2007 AT 8:00 A.M. AND COUNTY OF BOULDER, STATE OF COLORADO COMMITMENT NUMBER 254-H0173096-043-ADL, DATED JUNE 14. 2007 AT 8:00 A.M., WERE RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. Property Description PER RECEPTION NUMBER 1361390 THERE IS A RESERVED CITY OF BOULDER Line Table CONSERVATION EASEMENT ACROSS THE SUBJECT PROPERTY. THE OUTLOT B KEEWAYDIN MEADOWS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 CONSERVATION EASEMENT IS IN PART LOCATED AS SHOWN HEREON BEARING DISTANCE BEARING DISTANCE WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: CITY OF BOULDER AND FURTHER SUBJECT TO FINAL AGREEMENTS AT THE TIME OF N 00°29' E 71.48'(R) L8 N 89°07'19" W 81.06'(R) ZONED PUBLIC BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE 71.65'(M) S 88°22'54" W 81.06'(M) SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH THERE IS A BLANKET UTILITY EASEMENT FOR UNION RURAL ELECTRIC N 60°10'28" W 128.62'(M) 83.09'(M) ASSOCIATION, INC. FACILITIES PER FILM 1184 REC. NO. 468375 ACROSS ZONED RESIDENTIAL LOW 372.32'(R) N 01°08'11" W THENCE NORTH 0°35' WEST, 1592.00 FEET TO THE TRUE POINT OF BEGINNING, CORNER (RL-1) S 88°51'49" W 372.02'(M) 15.00'(M) NO. 1; N 60°10'28" W 1504.11'(M) N 01°08'11" W 80.00'(M) 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION THENCE NORTH 88°22' EAST, 1296.93 FEET TO CORNER NO. 2; 7' EASEMENT (PLAT) BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER S 80°24'50" E 14.10'(R) N 88°51'49" E 90.00'(M) THENCE NORTH 60°11' WEST, 1503.50 FEET TO CORNER NO. 3; YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BLOCK 1 THENCE SOUTH 0°35' EAST, 784.80 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF S 81°09'15" E 14.10'(M) L14 S 01°08'11" E 80.00'(M) BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN BOULDER, STATE OF COLORADO. L15 S 88°51'49" W 15.00'(M) N 09°35'10" E 39.83'(R) TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 38.66'(M) S 01°08'11" E 90.05'(M) L16 PARCEL II: LOT 1 | L17 S 01°08'11" E N 80°24'50" W 344.90'(R) 189.26'(M) 3) THE SUBJECT PROPERTY CONTAINS 965,880 SQUARE FEET (22.17 ACRES). BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE 5385 KEWANEE DR | 5395 KEWANEE DR N 81°09'15" W 344.90'(M) THE AREA WEST OF 55TH STREET IS 847,017 SQUARE FEET (19.44 ACRES). SOUTHEAST QUARTER OF SECTION 4. TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH SERLET MICHAEL G & JULIE ANN CARPENTER TOBY GAVIN TRUST THE AREA EAST OF 55TH STREET IS 118,863 SQUARE FEET (2.73 ACRES). P.M.; THENCE NORTH 0°35' WEST 1259.00 FEET TO THE TRUE POINT OF BEGINNING, CORNER NO. 1; THENCE NORTH 88°22' EAST 1728.15 FEET TO CORNER NO. 2; THENCE 4) THE MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE PER AN NORTH 0°29' EAST 71.48 FEET TO CORNER NO. 3; THENCE NORTH 60°11' WEST 501.20 ALTA/ACSM LAND TITLE SURVEY PREPARED BY ME DURING APRIL AND FEET TO CORNER NO. 4; THENCE SOUTH 88°22' WEST 1296.93 FEET TO CORNER NO. 5; MAY, 2011. THE SURVEY IS FILED WITH THE BOULDER COUNTY LAND USE THENCE SOUTH 0°35' EAST 333.00 FEET TO THE POINT OF BEGINNING. DEPARTMENT AS LS-11-0103. EXCEPT THAT PORTION REFERENCED IN RULE AND ORDER RECORDED NOVEMBER 10, 1993 AT RECEPTION NO. 1360066, AND DESCRIBED IN AGREEMENT RECORDED NOVEMBER 15. 1993 AT RECEPTION NO. 1361390, COUNTY OF BOULDER, STATE OF COLORADO. AND EXCEPTING FROM PARCELS I AND II PART OF A RIGHT-OF-WAY CONVEYED TO THE Perimeter Summary: CITY OF BOULDER PER QUIT CLAIM DEED RECORDED ON FILM 1580 AS RECEPTION NUMBER 00983929. TOTAL PERIMETER: 5813.03 LINEAR FEET 5390 KEWANEE DR HALE JEFFREY ALAN REQUIRED CONTIGUITY (1/6 TOTAL PERIMETER): 968.84 LINEAR FEET & JULI ANN PERIMETER CONTIGUOUS TO EXISTING CITY LIMITS: 2750.32 LINEAR FEET Surveyor's Statement <u>5' EASEMENT (PLAT)</u> CONTIGUITY CALCULATION: 2750.32 LINEAR FEET > 968.84 LINEAR FEET I, STEVEN J. SELLARS, DO HEREBY STATE THAT THE PROPERTY DESCRIPTION SHOWN 5' EASEMENT (PLAT) CITY OF BOULDER HEREON ACCURATELY DESCRIBES THE AREA PROPOSED FOR ANNEXATION AS GRAPHICALLY DEPICTED ON THIS ANNEXATION MAP TO THE BEST OF MY KNOWLEDGE, INFORMATION BOOK 866 PAGE 192 AND BELIEF. REC. NO. 492733 260 CIMMARON WAY CRAIG RONALD F JULY 18, 1950 & JEAN E Curve Table (RECORD) CURVE LENGTH RADIUS DELTA ANGLE CHORD 516.69' 300.50' 98°30'59" N 50°1941" E 455.35 PARCEL I 23.56' 15.00' 90°00'00" N 54°35'10"E 250 CIMMARON WAY STEVEN J. SELLARS 31.88' 340.50' 5°21'51' FILM 1485 REC. NO. 864002 N 83°05'45" W 31.87 JESCH RAMON L COLORADO P.L.S. #27615 JOB NO. 12-16500 374.66' 219.50' 97°47'50" S 50°41'15" W 330.81 & LUAN C 5' EASEMENT (PLAT) Curve Table (MEASURED) 5' EASEMENT (PLAT) CURVE LENGTH RADIUS DELTA ANGLE 516.69' 300.50' 98°30'59" N 49°35'15" E 455.39 LOT 4 N 53°50'45" E 21.21 240 CIMMARON WAY 15.00' 90°00'00" SHIRK AIMEE E 31.60' 340.50' 05°19'04" N 83°48'47" W 31.59 374.66' 219.50' 97°47'50" S 49°56'50" W 330.81 84.65′ 300.50′ 16°08′25″ N 08°23′58″ E 84.37 123.25' 300.50' 23°30'01" N 28°23'13" E 120.79' 308.79' 300.50' 58°52'33" N 69°24'28" E 295.38' LOT 5 230 CIMMARON WAY ALLEN CHARLOTTE AREA WEST OF 55TH STREET = 847,017 SQUARE FEET (19.44 ACRES) BLOCK (2) 220 CIMMARON WAY PDI TRUST CITY OF BOULDER N 88°22'54" E 1297.<u>13'(</u>M) "OPEN AREA" ZONED PUBLIC RN 1361390 N 88°22' E 1296.93'R) LOT 7 RIGHT-OF-WAY CITY OF BOULDER 210 CIMMARON WAY RIFKIN & CHIN REVOCABLE TRUST REC NO. 1361390 UNINCORPORATED U.S. SURVEY FEET PARCEL II BOOK 948 PAGE 184 PARCEL II BOOK 948 PAGE 184 150 MANHATTAN DRIVE ANDERSON FRED W & VIRGINIA DEJOHN AREA EAST OF 55TH STREET = 118,863 SQUARE FEET (2.73 ACRES) CITY OF BOULDER RIGHT-OF-WAY FILM 1580 RN 00983929 UNINCORPORATED 10' TELEPHONE EASEMENT FILM 945 RN 200334 140 MANHATTAN DRIVE SCHAICH JEFFREY & E1 N 88°43'35" E 19.61' CHRISTINE VAUGHAN 736.73'(M) E2 S 05°37'43" E 52.99' 910.16'(M) 1727.96'(M) N 88°22'54" E 1728.15'(R) N 88°22' E LOT 12 130 MANHATTAN DRIVE JOHNSON JAMES H & KENT J F & MARY B 5691 SOUTH BOULDER ROAD BODAM CARL DAVID & JOYCE LEE JEAN B TRUSTEES OF Flagstaff Surveying, Inc. 5692 SOUTH BOULDER ROAD UNINCORPORATED 637 SOUTH BROADWAY, SUITE C BOULDER, COLORADO 80305 BOULDER CREEK COMMONS ANNEXATION UNINCORPORATED StevenSellars@FlagstaffSurveying.com TO THE CITY OF BOULDER, COLORADO 303-499-9737 ANNEXATION AREA = 22.17 ACRES ANNEXATION MAP